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PART VI.

OFFICIAL PAPERS.

Large Landed Estates.

Proceedings of the Government of His Highness the Maharaja of Mysore.

READ—

Government Order No. R. 4009-21—L. R. 522-13-5, dated 1st December 1914, laying down rules for the grant of land under the scheme for the creation of large landed estates.

2. Government Order No. G. 15601-50—G. M. 554-16-1, dated 19th May 1917, constituting Special Committees during the Second Session of the Representative Assembly held in April 1917, for consideration and submission of recommendations on the measures necessary to popularize the Large Landed Estates Scheme along with certain other selected subjects of general importance.

3. Letter dated 26th September 1917, from Mr. B. Narasinga Rao, convener of the meeting forwarding the report* of the Special Committee containing suggestions as to the modifications required in the existing rules on the subject.

*(Printed as an accompaniment.)

No. R. 8951-9000—L. R. 65-17-23, dated 28th February 1918.

The suggestions of the Committee which are summarised in the last paragraph of the report are accepted to the extent specified below:—

Suggestion No. 1.—Government have no objection to the appointment of District Committees for selecting lands suitable for formation as large landed estates. It will be a purely Advisory Committee. The Committee in each district will consist of the Deputy Commissioner (President).

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MEMORANDUM

3. The District Excise Officer.
4. The District Forest Officer.
5. The Senior Daroga or other representative of the Amrut Mahal Department to be nominated by the Amrut Mahal Superintendent.
6. Five non-official members to be nominated by the Deputy Commissioner.

The Committee may meet at convenient centres and send up definite proposals to Government within six months from the date of this order. Government observe that some excess lands in Amrut Mahal Kavals have since been thrown open for cultivation. Large estates may be proposed to be formed out of such lands after setting apart such portions as may be required to meet ordinary dar-khasts by local inhabitants of limited means.

Government are not in favour of raising the minimum limit of an estate from 50 to 100 acres as suggested, as men of moderate means will thereby be excluded from taking advantage of the benefits of the scheme.

Suggestion No. 2.—Government consider that the grant of these large landed estates should at present be subject to their sanction as provided in the existing rules. The question of authorising the Deputy Commissioners to dispose of such applications on their own authority will be considered after watching the results of the scheme for some time.

Suggestion No. 3.—Under the rules, only upset price is recoverable when there is not more than one application for a block, and there is further provision in special cases to allow the upset price to be recovered in instalments, or to be remitted altogether. These provisions are liberal, and Government do not consider that the lands should be granted free of price in all cases.

Suggestion No. 4.—The rules do not prohibit alienation absolutely, but require that the period of *shraya* tenure should be over, and the title-deed obtained by the grantee before alienation can be recognised. This restriction seems necessary.

Suggestion No. 5.—Loans may be granted for the improvement of such estates subject to the terms and conditions laid down in the existing loan rules.

Suggestion No. 6.—Government accept the suggestion that timber and bamboos required *bona-fide* for the construction of cattle sheds and farm houses for the estate labourers may be given at concession rates. Half the seigniorage rates prevailing in the locality may be levied.

The foregoing additions will be incorporated in the Rules.

Government desire to convey their thanks to the members of the Committee for their valuable report.

B. RAMASWAMAIYA,
Secy. to Govt., Rev. Dept.

To—The Revenue Commissioner in Mysore.

The Excise Commissioner in Mysore.

The Conservator of Forests in Mysore.

The Heads of other Departments.

The Deputy Commissioners of Districts.

Mr. B. Narasinga Rao, Convener, with 8 spare copies for distribution among the Members of the Committee.

PRESS TABLE.

We, the PORT
15601-50, d 531
Estate Scheme suggested by the Government in their Order No. G.

(1) The Government No. 4009-21—L. R. 522-13-5, dated 1st December 1913, the creation of Large Landed Estates are sufficiently encouraging.

But with a view to popularise the formation of Large Landed Estates, the Committee is of the following opinion:—

To give the name of "Large Landed Estate" a block must consist of at least 100 acres.

Lands, which are to be set apart as a block, should be, as far as possible, a fertile one. Assessed waste lands, unassessed lands are generally of a character not fit for cultivation and no person would either care to own such lands and much less to invest large sums of money in improving the same. Such of the assessed and unassessed waste lands, the soil of which is of a fertile kind, have already been taken up for cultivation. It is, therefore, necessary to select such lands that possess sufficient fertility and water facility and set them apart as separate blocks for realising the object in view.

The lands which are fit for being converted into Large Landed Estates are:—

- (1) Amrut Mahal kavals,
- (2) Date groves,
- (3) Small tracts of forest reserves,
- (4) Large blocks below Marikanave Reservoir, Krishnarajasagara, Soolekere, in Malvalli Taluk, and below various other large works of Irrigation, and,
- (5) Such other lands as may be considered fit for cultivation.

While realising that certain extent of date groves and Amrut Mahal Kavals and forest reserves are necessary for the benefit of the departments, we consider that the existence of extensive Amrut Mahal Kavals and date groves and forest reserves are more than necessary for the departments concerned. There are some date groves which are only so in name, with a few date trees here and there. There are also best lands reserved as Amrut Mahal Kavals in different localities of the State, which bear no proportion either to the small number of cattle which are reared in that locality or to the number of cattle as a whole reared by the department.

In spite of these facts, the departments are generally conservative and would not easily surrender those lands for public cultivation. Whenever the lands of that kind are applied for with a view to lay out a large landed estate, the officers of the department concerned refuse to give those lands on the ground that they are required for departmental needs. So the applicants will not get the lands they desire and this accounts for the paucity of enterprising applicants.

By throwing open for cultivation the date groves it will also minimise the supply of toddy and thus prevent to an appreciable extent, the growth of drinking evil which has of late been increasing in an alarming rate which increase the Government also is solicitous of checking.

It is the opinion of some of the members of the Committee that the order of the Government that such estates should not be partitioned without the sanction of Government, will be a great hardship and would interfere with the rights under the law of succession. No doubt it does interfere with the law of succession to a certain extent. But if partition of such estates is permitted, it will cut at the very root of the name "Large Landed Estate" and such divisions would be a hindrance to the development of agriculture on a large scale. Though an exception made in favour of large landed estates as not being partible, may be considered a drastic change in the law of devolution of property, yet, it is desirable in the interests of preserving the estate as a single compact block, that it should be made impartible.

With a view to popularise the landed estates scheme, the Committee beg to place before Government the following suggestions:—

- (1) That in each district a Committee may be appointed with the Deputy Commissioner of the District as President, the representatives of Amrut Mahal, Excise and Forest Departments, with a majority of non-official gentlemen of the district to investigate and set apart such of the lands as are fit for cultivation and improvement. A list of such lands should be published in the *Mysore Gazette* and copies of such lists should be freely circulated throughout the State.

47 (2) When such lands are a
give them to the applicants.

(3) The rule requiring an upset price being a fee
the applicant has to invest large sums of money in im-
neries with a view to undertake the improved and scientific

(4) In order to attract men to invest money on such
that such landed estates should become a valuable property, it is
of such estate as a single unit, in favour of one person should be
view of the fact that the alienation
ted.

(5) The Government may lend money on easy terms for the purchase of machinery
and other costly agricultural implements if in the opinion of the Government the applicant is
sufficiently solvent.

(6) In order to enable the applicants to erect farm-houses, cattle sheds and houses for
workmen, the Government may give them the required quantity of timber and bamboos at a
concession rate and recover the same by instalment system.

B. NARASINGA RAO,
H. V. RANGASWAMI,
C. VASUDEVA RAO,
K. RAMANUJA IYENGAR,
V. RANGASWAMIENGAR,
H. KRISHNA SASTRY,
M. SUBBIAH,
A. RAMANNA,

19th August 1917.